

ORANGE COUNTY CLERK'S OFFICE RECORDING PAGE

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TYPE NAME(S) OF PARTY(S) TO DOCUMENT: BLACK INK

ELIZABETH DABROSKI  
TO  
STEVEN J. DABROSKI & ALISON DABROSKI

SECTION 11 BLOCK 1 LOT 136

*REA-813-37267*

RECORD AND RETURN TO:  
(Name and Address)

JOSEPH M. SAFFIOTTI ESQ  
WERNER & SAFFIOTTI LLP  
5031 RT 9W  
NEWBURGH, NY 12550

THIS IS PAGE ONE OF THE RECORDING  
ATTACH THIS SHEET TO THE FIRST PAGE OF  
EACH RECORDED INSTRUMENT ONLY

DO NOT WRITE BELOW THIS LINE

INSTRUMENT TYPE: DEED  MORTGAGE  SATISFACTION  ASSIGNMENT  OTHER

PROPERTY LOCATION

___ 2089 BLOOMING GROVE (TN)	___ 4289 MONTGOMERY (TN)	___ NO. PAGES	___ CROSS REF
___ 2001 WASHINGTONVILLE (VLG)	___ 4201 MAYBROOK (VLG)	___ CERT. COPY	___ ADD'L X-REF
___ 2289 CHESTER (TN)	___ 4203 MONTGOMERY (VLG)	___ MAP #	___ PGS.
___ 2201 CHESTER (VLG)	___ 4205 WALDEN (VLG)	___ PAYMENT TYPE:	___ CHECK
___ 2489 CORNWALL (TN)	___ 4489 MOUNT HOPE (TN)	___ CASH	___ CHARGE
___ 2401 CORNWALL (VLG)	___ 4401 OTISVILLE (VLG)	___ NO FEE	___ NO FEE
___ 2600 CRAWFORD (TN)	___ 4600 NEWBURGH (TN)	___ CONSIDERATION \$	___ <u>170,000</u>
___ 2800 DEERPARK (TN)	___ 4800 NEW WINDSOR (TN)	___ TAX EXEMPT	___
___ 3089 GOSHEN (TN)	___ 5089 TUXEDO (TN)	___ MORTGAGE AMT \$	___
___ 3001 GOSHEN (VLG)	___ 5001 TUXEDO PARK (VLG)	___ DATE	___
___ 3003 FLORIDA (VLG)	___ 5200 WALLKILL (TN)	___ <b>MORTGAGE TAX TYPE:</b>	___
___ 3005 CHESTER (VLG)	___ 5489 WARWICK (TN)	___ (A) COMMERCIAL/FULL 1%	___
___ 3200 GREENVILLE (TN)	___ 5401 FLORIDA (VLG)	___ (B) 1 OR 2 FAMILY	___
___ 3489 HAMPTONBURGH (TN)	___ 5403 GREENWOOD LAKE (VLG)	___ (C) UNDER \$10,000	___
___ 3401 MAYBROOK (VLG)	___ 5405 WARWICK (VLG)	___ (E) EXEMPT	___
___ 3689 HIGHLANDS (TN)	___ 5600 WAWAYANDA (TN)	___ (F) 3 TO 6 UNITS	___
___ 3601 HIGHLAND FALLS (VLG)	___ 5889 WOODBURY (TN)	___ (1) NAT. PERSON/CR. UNION	___
___ 3889 MINISINK (TN)	___ 5801 HARRIMAN (VLG)	___ (J) NAT. PER-CR.UN/1 OR 2	___
___ 3801 UNIONVILLE (VLG)	___	___ (K) CONDO	___
___ 4089 MONROE (TN)	___	___	___
___ 4001 MONROE (VLG)	___	___	___
___ 4003 HARRIMAN (VLG)	___	___	___
___ 4005 KIRYAS JOEL (VLG)	___	___	___

CITIES

\_\_\_ 0900 MIDDLETOWN  
\_\_\_ 1100 NEWBURGH  
\_\_\_ 1300 PORT JERVIS

*Donna J. Benson*

DONNA L. BENSON  
Orange County Clerk

*River City*

RECEIVED FROM:

100-813 - 3/267

**BARGAIN & SALE DEED WITH COVENANT AGAINST GRANTOR'S ACTS (INDIVIDUAL OR CORPORATION)**

CAUTION: THIS AGREEMENT SHOULD BE PREPARED BY AN ATTORNEY AND REVIEWED BY ATTORNEYS FOR SELLER AND PURCHASER BEFORE SIGNING.

**THIS INDENTURE**, made the 19<sup>th</sup> day of July, 2006,

**BETWEEN ELIZABETH DABROSKI**, of 28 EAST ROCK CUT ROAD, WALDEN, New York 12586 party of the first part, *As Surviving spouse by the entirety*

and **STEVEN J. DABROSKI & ALISON DABROSKI** of 28 EAST ROCK CUT ROAD, WALDEN, New York 12586, party of the second part; *As HUSBAND and wife*

**WITNESSETH**, that the party of the first part, in consideration of Ten Dollars and No Cents (\$10.00), lawful money of the United States, paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever;

**ALL** that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of NEWBURGH, County of ORANGE, State of New York more particularly described in Schedule A attached hereto; **TOGETHER** with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof,

**TOGETHER** with the appurtenances and all the estate and rights of the party of the first part in and to said premises,

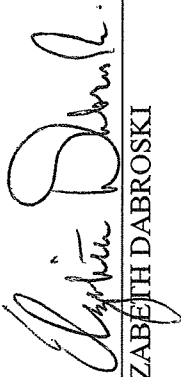
**TO HAVE AND TO HOLD** the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

**AND** the party of the first part, covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

**AND** the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

**IN WITNESS WHEREOF**, the party of the first part has duly executed this deed the day and year first above written.

  
ELIZABETH DABROSKI

STATE OF NEW YORK )  
 ) ss.:  
COUNTY OF ORANGE )

On the 19<sup>th</sup> day of July, 2006, before me, the undersigned, personally appeared ELIZABETH DABROSKI, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that she executed the same in her capacity(ies), and that by her signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the